

# Mangrove Cay Condo

10851 Mangrove Cay Lane NE #711

St. Petersburg, FL 33716

Offered at \$299,000.

3 Bedrooms • 2 Baths • 1,935 sq. ft.

Built 2007 • 2 Under-Building Parking Spaces



[www.MangroveCayCondo.com](http://www.MangroveCayCondo.com)

Enjoy the most amazing view of conservation and Tampa Bay beyond! This Mangrove Cay condo, built in 2007, offers all the amenities and style you're looking for, and it's



#### The spacious kitchen features:

- Granite counter tops
- Casual dining bar
- Lots of counter & cabinet space
- White appliances
- Ceramic tile flooring



ready for you to move right in! Just off of Gandy Boulevard, it's convenient to Tampa, Clearwater and St. Petersburg.

Beautiful hardwood floors flow throughout the living areas and bedrooms, creating a warmth that you'll appreciate. The great room floor plan is ideal for entertaining or relaxing, whatever you prefer. There are distinct spaces for living and dining, and it's open to the kitchen.

There's a casual dining counter leading into the kitchen. Black granite counters make a dramatic contrast with the light cabinetry and white appliances. A black and white backsplash adds to the appeal. Ceramic tile floors make for easy maintenance. Nearby, a laundry room is convenient.

There are a total of three bedrooms. The master suite has sliding glass doors to the balcony. There's a walk-in closet that anyone would love, and the lavish bath has a soaking tub, separate shower, and double vanity counters.

You'll really love the community amenities. The clubhouse has great recreation space for relaxing or having a gathering. There's an outdoor kitchen with grill adjacent to the swimming pool, where you can cool off on a hot day.

See for yourself how much you'll enjoy living at Mangrove Cay!



The open floor plan maximizes the use of space and is great for entertaining!



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Office 727.898.2582 | Toll Free 888.SIMMS88  
E-mail: [info@SimmsTeam.com](mailto:info@SimmsTeam.com)

Coastal Properties Group International, LLC  
238 Beach Drive NE | St. Petersburg, FL 33701

[www.SimmsTeam.com](http://www.SimmsTeam.com)

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## Details At-A-Glance:

- Built in 2007
- 3 Bedrooms / 2 Baths
- 1,935 sq ft under air
- Gorgeous hardwood floors throughout living areas and bedrooms
- Great room open floor plan
- Large balcony with views of conservation and Tampa Bay
- Kitchen has granite counters, casual dining bar, white appliances, ceramic tile floors, lots of counter and cabinet space
- Master suite features sliding glass doors to balcony, walk-in closet, lavish bath with double vanities, soaking tub and shower
- Inside laundry room
- Clubhouse with multiple recreation areas, outdoor kitchen & dining area, swimming pool
- Convenient to Tampa, Clearwater and St. Petersburg
- 2 pets allowed, max 100 lbs
- 6 month leases permitted
- \$100 application fee
- Two under-building parking spaces: 12 & 13
- Condo Fee \$600/month includes water/sewer/trash removal, building maintenance & insurance, groundskeeping, property management, cable
- **2013 Taxes \$3,812\* without Homestead Exemption**



The Master features a walk-in closet and a lavish bath with both tub and shower.



The second, full hall bath serves the other two bedrooms and guests.



There's a large balcony with outstanding views of the conservation area.



The clubhouse area has a swimming pool and an outdoor kitchen.

### ROOM DIMENSIONS:

Living Room: 15' x 17'  
Dining Room: 12' x 15'  
Kitchen: 10' x 11'  
Bedroom 1: 15' x 13'  
Bedroom 2: 12' x 13'  
Bedroom 3: 12' x 15'

Marketed by

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Office (727) 898-2582 - Toll Free (888) SIMMS-88  
E-Mail: [info@simmsteam.com](mailto:info@simmsteam.com)

Coastal Properties Group International, LLC  
238 Beach Drive NE, St. Petersburg, FL 33701



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